

# CERTIFICATE OF SURVEY

PART OF LOT 86-88, AUDITOR'S PLAT OF LONGVILLE,  
SECTION 34, TOWNSHIP 141 NORTH, RANGE 28 WEST,  
CASS COUNTY, MINNESOTA

## NOTES:

- Zoning for subject tract = City of Longville Zoning.
- Parcel ID for subject tract = 91-337-8701.
- Wetlands and improvements, other than those shown on this certificate, may exist that were not located during this survey.
- All lines marked with flagging are only an approximation of the true boundary lines and are not to be used as an exact boundary location. Flagged lines should not be used for the establishment of improvements. To mark true boundary lines additional monumentation would be required.
- Northern Engineering and Consulting, Inc. was not given nor has conducted an investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search and opinion may disclose.

## EXISTING DESCRIPTIONS:

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OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
RECORDED ON: 11/28/24 AM  
REC.FEE: \$4.00  
BY: KATHRYN H. ROBERT  
CASS COUNTY RECORDERS  
DEP. TEL: 174047  
RECORDED ELECTRONICALLY

WARRANTY DEED (Individuals to Individuals) Minnesota Uniform Conveyancing Blanks Form 19.A.1 (2015)  
eCRV number: 1287829 DATE: July 30, 2021  
DEED TAX DUE: \$264.00

FOR VALUABLE CONSIDERATION Candace L. Lyquist, a single person ("Grantor"), hereby conveys and warrants to Jeffrey A. Olson ("Grantee"), as:

interests in common  joint tenants  tenants in common and either no two (2) checked or both have are checked, this conveyance is made to the named Grantee as:

real property in Cass County, Minnesota, legally described as follows:  
SEE EXHIBIT "A" ATTACHED HERETO

EXHIBIT "A"  
LEGAL DESCRIPTION

Those portions of Lots Eighty-six (86), Eighty-seven (87) and Eighty-eight (88), Auditor's Plat of Village of Longville described as follows:

That part of Government Lot 4, Section 34, Township 141 North, Range 28 West, described as follows: Commencing at the Northwest corner of said Government Lot 4, thence South 31 degrees 42 minutes 05 seconds East 11.81 feet along the Eastern line of said Government Lot 4, thence North 89 degrees 33 minutes 06 seconds West 47.79 feet to the point of beginning, thence North 89 degrees 33 minutes 06 seconds West 202.23 feet, thence South 03 degrees 40 minutes 20 seconds West 68.50 feet, thence North 76 degrees 47 minutes 47 seconds East 352.23 feet to the point of beginning.

AND

Those parts of Government Lot 4 and the Southeast Quarter of the Southeast Quarter, Section 34, Township 141 North, Range 28 West, described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Southeast Quarter, thence North 88 degrees 15 minutes 08 seconds West 133.51 feet, on a bearing assumed, along the South line of said Southeast Quarter of the Southeast Quarter to the Southeast corner thereof, being the Southeast corner of said Government Lot 4, thence North 89 degrees 33 minutes 06 seconds West 192.89 feet to the South line of Lot 81 of the Auditor's Plat of Longville, thence North 89 degrees 33 minutes 06 seconds West 458.72 feet along said South line of Lot 81 to a corner on the Northeastly right of way line of C.S.A.H. No. 7, as shown on said plat, and extended thence North 34 degrees 51 minutes 01 seconds East 103.68 feet to the most Southeasterly corner of Lot 88 of said Auditor's Plat of Longville, the point of beginning of the tract to be described, thence North 89 degrees 33 minutes 06 seconds East 103.68 feet, thence North 89 degrees 33 minutes 06 seconds East 529.54 feet to the Northeastly line of said Auditor's Plat of Longville, thence North 3 degrees 40 minutes 32 seconds West 118.82 feet along said Northeastly line, thence North 88 degrees 56 minutes 25 seconds West 884.08 feet to the point of intersection with said Northeastly right of way line of C.S.A.H. No. 7, thence South 34 degrees 51 minutes 01 seconds East 174.13 feet to the point of beginning.

AND

Lot 87, Auditor's Plat of Village of Longville:

LESS That part of said Lot 87, described as follows: Commencing at the corner common to Lot 87 and Lot 88 of said Auditor's Plat, on the Northeastly right of way line of C.S.A.H. No. 7, as shown on said plat, thence North 34 degrees 50 minutes 33 seconds West 123.26 feet along said right of way line to the corner of beginning of the land to be described, thence continuing North 34 degrees 50 minutes 33 seconds West 123.26 feet along said right of way line, thence North 55 degrees 09 minutes 25 seconds East 200.00 feet, thence South 34 degrees 50 minutes 33 seconds East 80 feet, thence South 55 degrees 09 minutes 25 seconds West 200.00 feet to the point of beginning.

AND LESS That part of said Lot 87, described as follows: Commencing at the Northwest corner of said Lot 87, thence South 34 degrees 50 minutes 33 seconds East 50.00 feet along the Westerly line of said Lot 87 to the point of beginning, thence South 34 degrees 50 minutes 33 seconds East 158.57 feet along said Westerly line, thence North 55 degrees 09 minutes 25 seconds East 200.00 feet, thence North 34 degrees 50 minutes 33 seconds West 104.76 feet, thence South 63 degrees 37 minutes 59 seconds West 202.21 feet to the point of beginning.

AND LESS All that part of Auditor's Plat of Village of Longville described as follows: Beginning at the corner common to Lot 87 and Lot 88 of said Auditor's Plat, on the Northeastly right of way line of C.S.A.H. No. 7, as shown on said plat, thence North 34 degrees 50 minutes 33 seconds West 123.26 feet along said right of way line, thence North 55 degrees 09 minutes 25 seconds East 200.00 feet, thence South 34 degrees 50 minutes 33 seconds East 80 feet to the South line of said Lot 87, thence North 89 degrees 33 minutes 06 seconds West 248.58 feet to the point of beginning.

AND LESS That part of Government Lot 4, Section 34, Township 141 North, Range 28 West, described as follows: Commencing at the Northwest corner of said Government Lot 4, thence South 31 degrees 42 minutes 05 seconds East 11.81 feet along the Eastern line of said Government Lot 4, thence North 89 degrees 33 minutes 06 seconds West 47.79 feet, thence South 76 degrees 54 minutes 37 seconds West 352.23 feet to the point of beginning of the tract to be described, thence South 76 degrees 54 minutes 37 seconds West 213.53 feet to a point on the Eastern right of way line of C.S.A.H. No. 7, thence South 34 degrees 50 minutes 33 seconds East 50.00 feet, thence North 63 degrees 37 minutes 59 seconds East 202.21 feet to the point of beginning.

Cass County, Minnesota

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OFFICE OF THE COUNTY RECORDER  
CASS COUNTY, MINNESOTA  
RECORDED ON: 11/28/24 PM  
REC.FEE: \$4.00  
BY: KATHRYN H. ROBERT  
CASS COUNTY RECORDERS  
DEP. TEL: 139477  
RECORDED ELECTRONICALLY

TRUSTEE'S DEED (Individuals to Trustee) Minnesota Uniform Conveyancing Blanks Form 19.A.1 (2015)  
eCRV number: 678508 DATE: June 30, 2021  
DEED TAX DUE: \$511.50

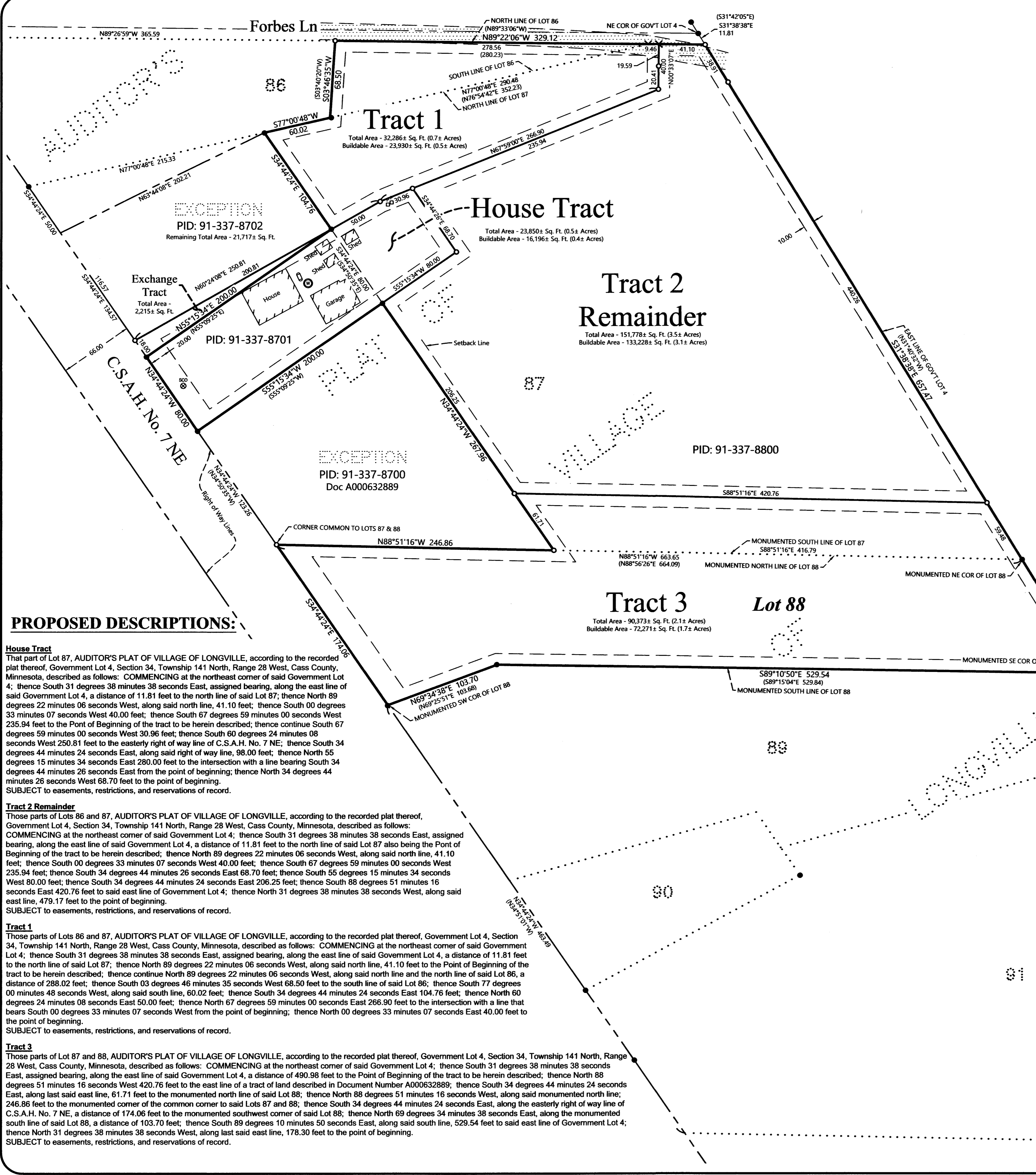
FOR VALUABLE CONSIDERATION, Patrick C. Harkins and Teri M. Boswell, as Trustees of The Barbara S. Harkins Revocable Trust dated October 4, 1993, as amended and restated November 30, 2006 ("Grantor"), hereby conveys and guarantees to Jeffrey A. Olson ("Grantee"), as:

interests in common  joint tenants  tenants in common and either no two (2) checked or both have are checked, this conveyance is made to the named Grantee as:

real property in Cass County, Minnesota, legally described as follows:

That part of Lot Eighty-seven (87), Auditor's Plat of Village of Longville, described as follows: Commencing at the corner common to Lot 87 and Lot 88, said Auditor's Plat, on the Northeastly right of way line of County State and Highway No. 7, as shown on said plat, thence North 34 degrees 50 minutes 33 seconds West 123.26 feet along said right of way line to the point of beginning of the land to be described, thence continuing North 34 degrees 50 minutes 33 seconds West 80.00 feet along said right of way line, thence North 55 degrees 09 minutes 25 seconds East 200.00 feet, thence South 34 degrees 50 minutes 33 seconds East 80.00 feet, thence South 55 degrees 09 minutes 25 seconds West 200.00 feet to the point of beginning.

Cass County, Minnesota



## PROPOSED DESCRIPTIONS:

**House Tract**  
That part of Lot 87, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4, thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 11.81 feet to the north line of said Lot 87; thence North 89 degrees 22 minutes 06 seconds West, along said north line, 41.10 feet; thence South 00 degrees 33 minutes 07 seconds West 40.00 feet; thence South 67 degrees 59 minutes 00 seconds West 235.94 feet to the Point of Beginning of the tract to be herein described; thence continue South 67 degrees 59 minutes 00 seconds West 30.96 feet; thence South 60 degrees 24 minutes 08 seconds West 250.81 feet to the easterly right of way line of C.S.A.H. No. 7 NE; thence South 34 degrees 44 minutes 24 seconds East, along said right of way line, 98.00 feet; thence North 55 degrees 15 minutes 34 seconds East 280.00 feet to the intersection with a line bearing South 34 degrees 44 minutes 26 seconds East from the point of beginning; thence North 34 degrees 44 minutes 26 seconds East 68.70 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

**Tract 2 Remainder**  
Those parts of Lots 86 and 87, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4, thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 11.81 feet to the north line of said Lot 87 also being the Point of Beginning of the tract to be herein described; thence North 89 degrees 22 minutes 06 seconds West, along said north line, 41.10 feet; thence South 00 degrees 33 minutes 07 seconds West 40.00 feet; thence South 67 degrees 59 minutes 00 seconds West 235.94 feet; thence South 34 degrees 44 minutes 26 seconds East 68.70 feet; thence South 55 degrees 15 minutes 34 seconds West 80.00 feet; thence South 34 degrees 44 minutes 24 seconds East 206.25 feet; thence South 88 degrees 51 minutes 16 seconds East 420.76 feet to said east line of Government Lot 4; thence North 31 degrees 38 minutes 38 seconds West, along said east line, 479.17 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

**Tract 1**  
Those parts of Lots 86 and 87, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4, thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 11.81 feet to the north line of said Lot 87; thence North 89 degrees 22 minutes 06 seconds West, along said north line, 41.10 feet to the Point of Beginning of the tract to be herein described; thence continue North 89 degrees 22 minutes 06 seconds West, along said north line and the north line of said Lot 86, a distance of 288.02 feet; thence South 03 degrees 46 minutes 35 seconds West 68.50 feet to the south line of said Lot 86; thence South 77 degrees 00 minutes 48 seconds West, along said south line, 60.02 feet; thence South 34 degrees 44 minutes 24 seconds East 104.76 feet; thence North 60 degrees 24 minutes 08 seconds East 50.00 feet; thence North 67 degrees 59 minutes 00 seconds East 266.90 feet to the intersection with a line that bears South 00 degrees 33 minutes 07 seconds West from the point of beginning; thence North 00 degrees 33 minutes 07 seconds East 40.00 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

**Tract 3**  
Those parts of Lot 87 and 88, AUDITOR'S PLAT OF VILLAGE OF LONGVILLE, according to the recorded plat thereof, Government Lot 4, Section 34, Township 141 North, Range 28 West, Cass County, Minnesota, described as follows: COMMENCING at the northeast corner of said Government Lot 4, thence South 31 degrees 38 minutes 38 seconds East, assigned bearing, along the east line of said Government Lot 4, a distance of 490.98 feet to the Point of Beginning of the tract to be herein described; thence North 88 degrees 51 minutes 16 seconds West 420.76 feet to the east line of a tract of land described in Document Number A000632889; thence South 34 degrees 44 minutes 24 seconds East, along said east line, 61.71 feet to the monumented north line of said Lot 88; thence North 88 degrees 51 minutes 16 seconds West, along said monumented north line, 248.86 feet to the monumented corner of the common corner to said Lots 87 and 88; thence South 34 degrees 44 minutes 24 seconds East, along the easterly right of way line of C.S.A.H. No. 7 NE, a distance of 174.06 feet to the monumented southwest corner of said Lot 88; thence North 89 degrees 34 minutes 38 seconds East, along the monumented south line of said Lot 88, a distance of 103.70 feet; thence South 89 degrees 10 minutes 50 seconds East, along said south line, 529.54 feet to said east line of Government Lot 4; thence North 31 degrees 38 minutes 38 seconds West, along said east line, 178.30 feet to the point of beginning.  
SUBJECT to easements, restrictions, and reservations of record.

## LEGEND

- DENOTES IRON MONUMENT SET & MARKED BY LICENSE NO. 21367
- DENOTES MONUMENT FOUND
- × DENOTES CALCULATED POSITION
- (N01°23'45"E 123.45) DENOTES DEEDED VALUES
- ⊙ DENOTES EXISTING WELL
- ⊕ DENOTES EXISTING SEPTIC CLEANOUT & SEPTIC TANK LID
- ⊞ DENOTES EXISTING PHONE PEDESTAL
- ⊠ DENOTES EXISTING LP TANK
- ▭ DENOTES EXISTING BUILDING
- ⋯ DENOTES EDGE OF EXISTING GRAVEL

REVISIONS:	NO.	DATE	DESCRIPTION
Change Tracts 1 & 2	1.	12-19-2023	
Change Tracts 2 & 3	2.	3-18-2024	
Tract 3 Description	3.	4-01-2024	
Improved PID: 91-337-8701	4.	4-25-2024	
House Tract / Tract 2 Remainder	5.	4-29-2024	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Terry L. Freeman*  
TERRY L. FREEMAN  
LIC. NO. 21367

**NORTHERN ENGINEERING & CONSULTING, INC.**  
P.O. Box 292, Walker, MN 56484  
Phone: 218-547-1296  
Web: www.necusa.com

**CERTIFICATE OF SURVEY**  
Jeff Olson  
P.O. Box 536  
Lake Crystal, MN 56055

JOB NO. 23-282  
DATE: 12-11-2023  
SHEET NO. 1 OF 1